

FIGURE 1

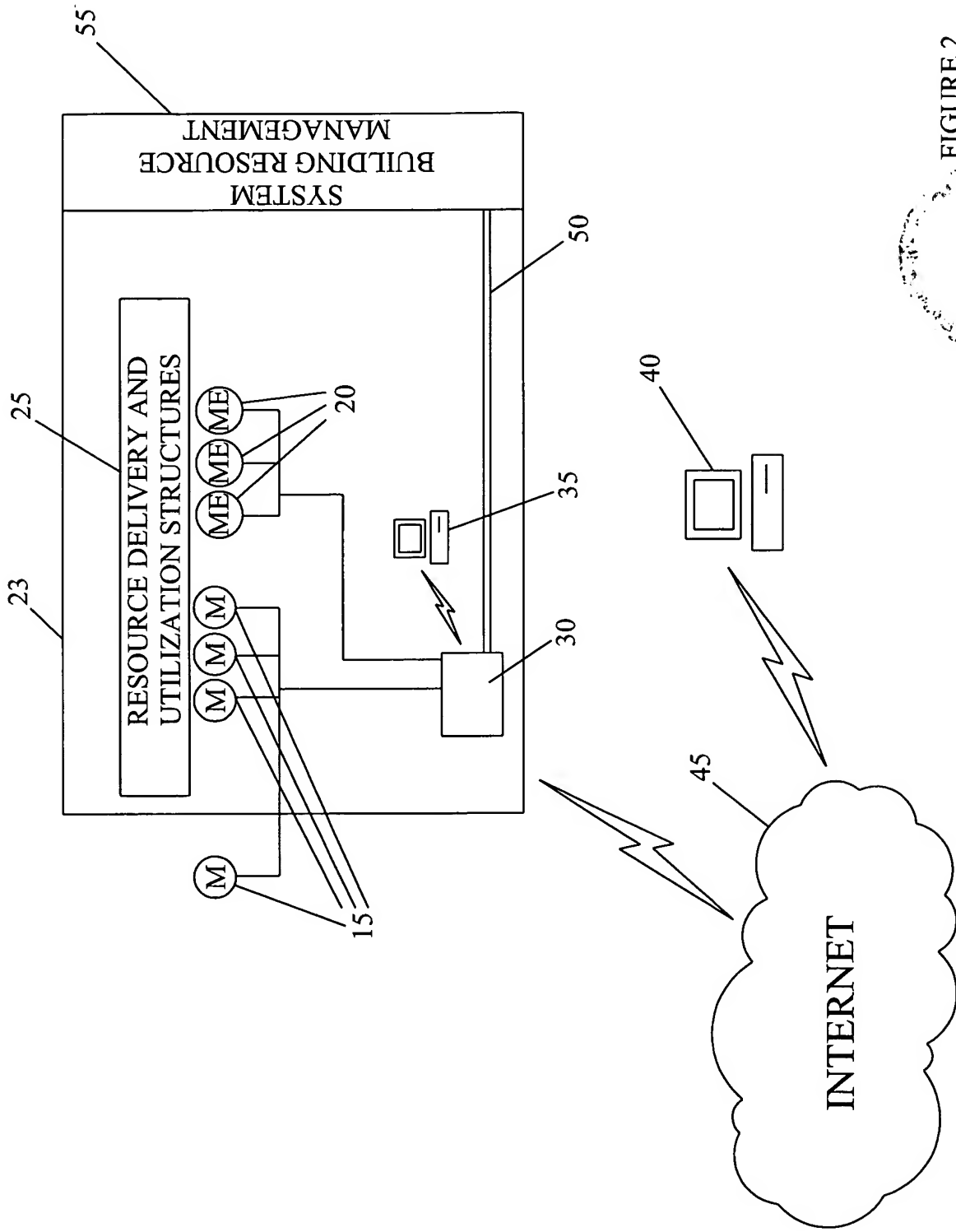


FIGURE 2

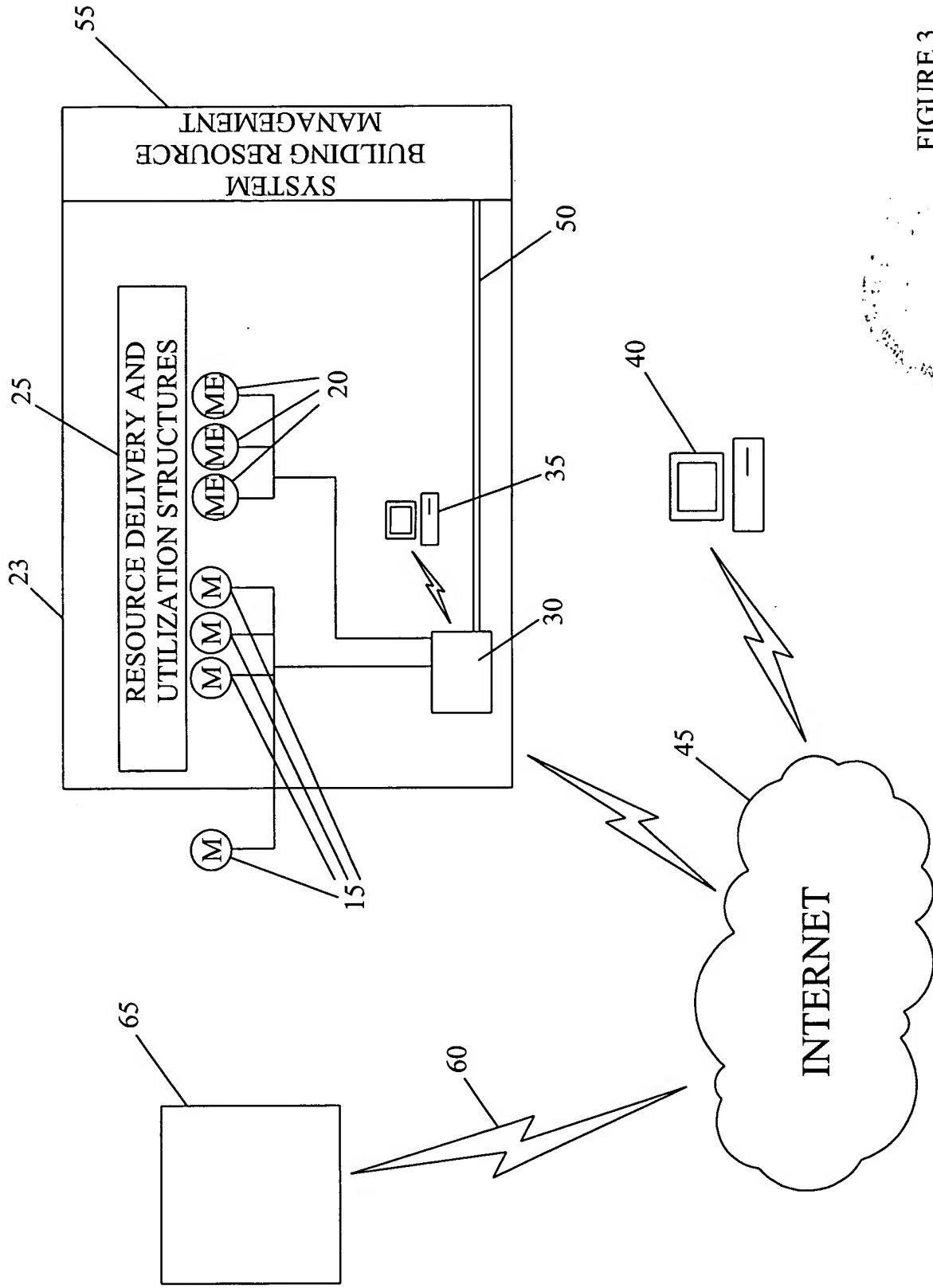


FIGURE 3

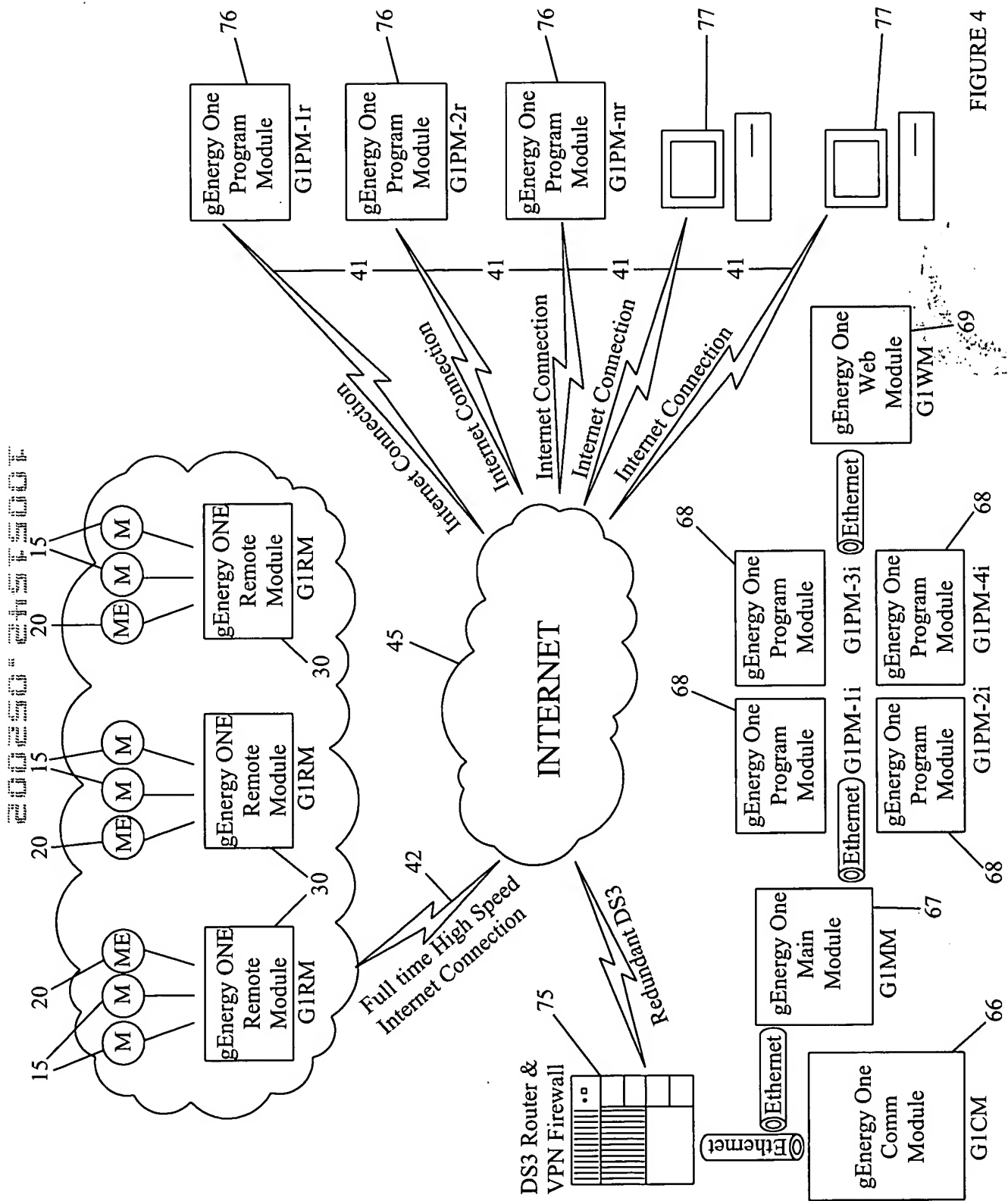
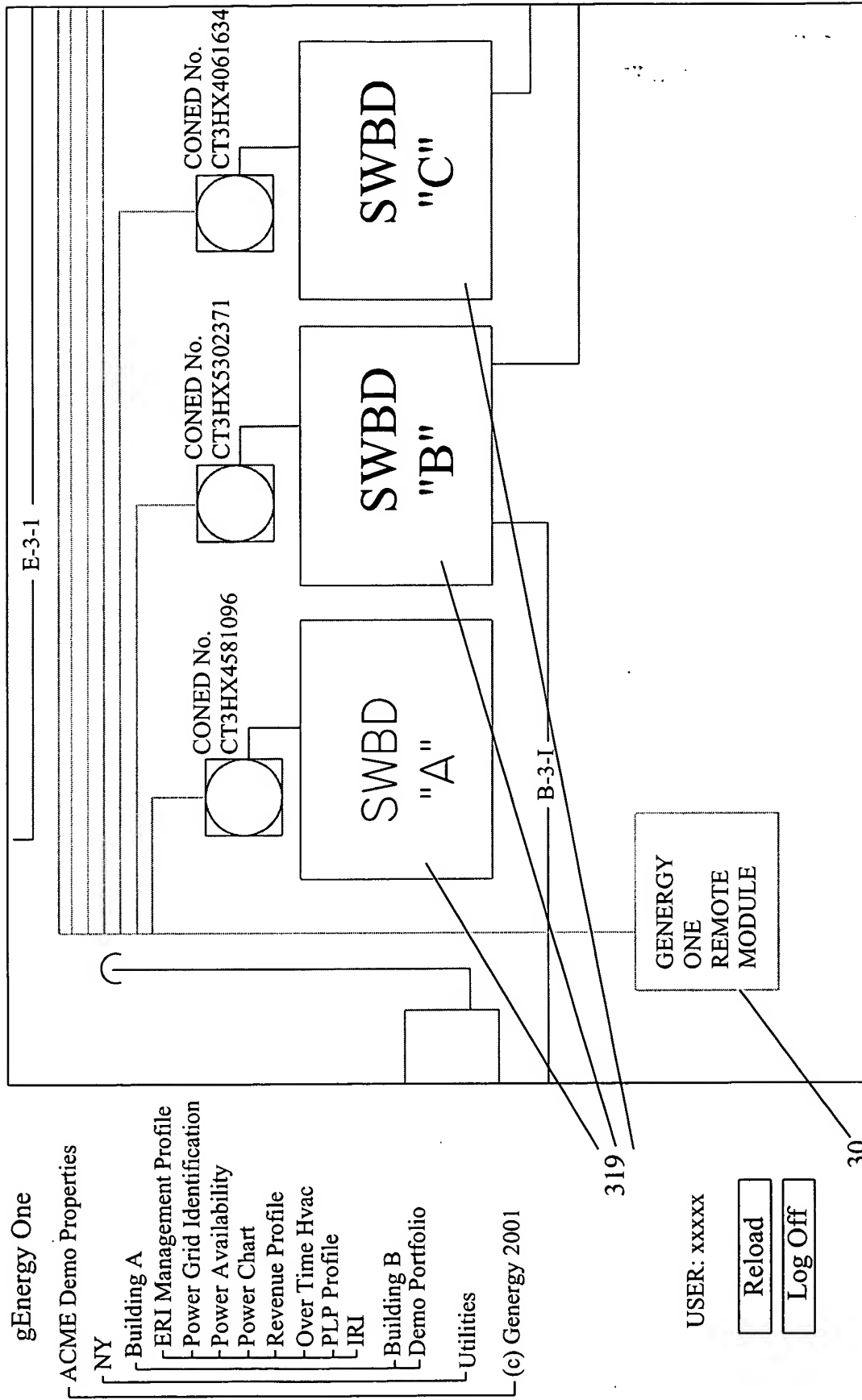


FIGURE 4

(c) Genergy 2001

USER: xxxxx

Log OffPeak Demand(s), Consumption Table In Period: xx.Peak Demand(s), Consumption Table In Period: xx[illegible]



(c) Genergy 2001

USER: xxxxx

Reload

Log Off

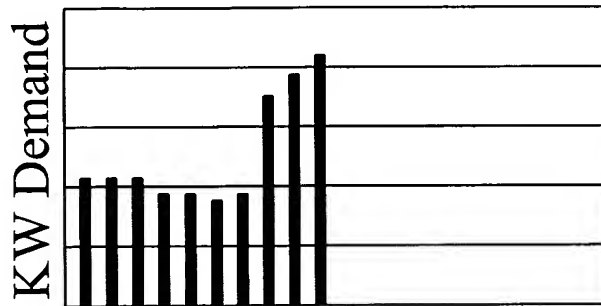
FIGURE 6

[illegible]

FIGURE 7

xx Penn Plaza

Date



Time

 CEB XXXX
 CEB XXXX
 CEB XXXX
 CEB XXXX
 CEB XXXX
 CEB XXXX
 CEB XXXX

- 320

Date	Start Time	End Time	Graph Style
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="radio"/> Line <input checked="" type="radio"/> Bar
Submit			Reset

Peak Demand(s), Consumption Table In Period: xx

Meter	Date	Time	KW	KWH
xx Penn Plaza	xx/xx/xxxx	xx:xx	xxxx	xxxxx.xx

318

Peak Demand(s), Consumption Table In Period: xx

[illegible]

gEnergy One

ACME Demo Properties

NY

- Building A
- Building B
- Building C
- Building D
- Building E
- Demo Portfolio

- Load Management
- ERI Management Profile
- Cost Analysis
- Utilities

(c) Genergy 2001

USER: xxxxx

Reload

Log Off

ACME Demo Properties

Electric Rent Inclusion Management

Yearly ERI Revenue \$XX,XXX.XX
Monthly ERI Revenue \$XX,XXX.XX
ERI Sq-Ft \$XX,XXX.XX
Average ERI \$/Sq-Ft \$XX,XXX.XX

#	Building Name	ERI Tenants	Yearly Revenue	Monthly Revenue	Tot Sq-Ft	AVG \$/Sq-Ft
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%
xx	xx Penn Plaza	xxx	\$xx,xxx.xx	\$xx,xxx.xx	xx,xxx	xx.xx%

FIGURE 8

gEnergy One

ACME Management 220

- NY
- xx Penn Plaza
 - Load Management
 - ERI Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Revenue Profile
 - Over Time HVAC
 - PLP Profile
 - IRI
 - Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- NJ

xx	xx Penn Plaza	Total no. of ERI Tenants:	xxx
	ACME Management	Total of ERI Sq-Ft:	xx,xxx
		Total of ERI Monthly Charge:	\$xx,xxx.xx
		Total of ERI Yearly Charge:	\$xx,xxx.xx
		AVG of ERI \$/Sq-Ft:	\$x.xx

400

Tenant #	Tenant Name	Sq-Ft	Monthly Charge	Yearly Charge	\$/Sq-Ft	Lease Exp Date	Move Out Date
XX_XX	XYZ INC	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Services	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Products	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Leasign	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Consult	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ Mgmt	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx
XX_XX	XYZ INC	xx,xxx	\$xx,xxx.xx	\$xx,xxx.xx	\$x.xx	xx/xx/xxxx	xx/xx/xxxx

410

Tenant #	Date Event	% Rate	% MAC	Charge	Note
XX_XX	xx/xx/xxxx	xx.xx%	xx.xx%	\$xxx.xx	xxx xxxxx xxxxx xxxxxxx
XX_XX	xx/xx/xxxx	xx.xx%	xx.xx%	\$xxx.xx	xxx xxxxx xxxxx xxxxxxx

415

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USER: xxxxx

Reload

Log Off

FIGURE 9

[illegible]

NORTH EC

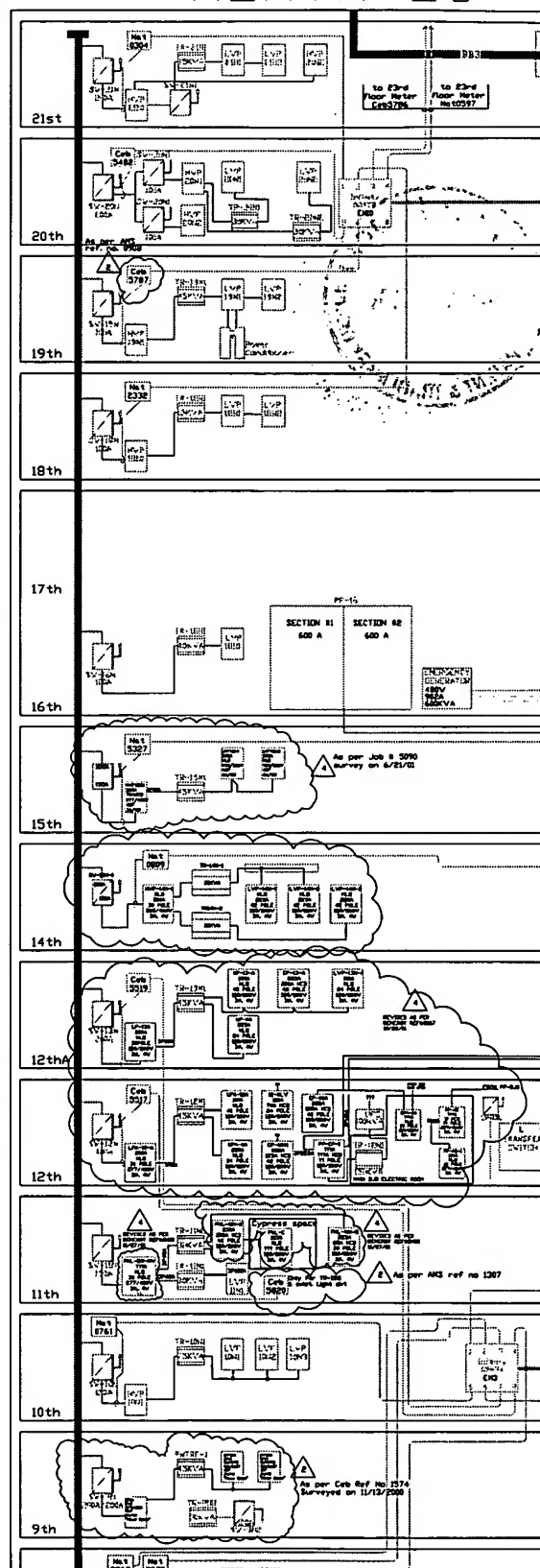
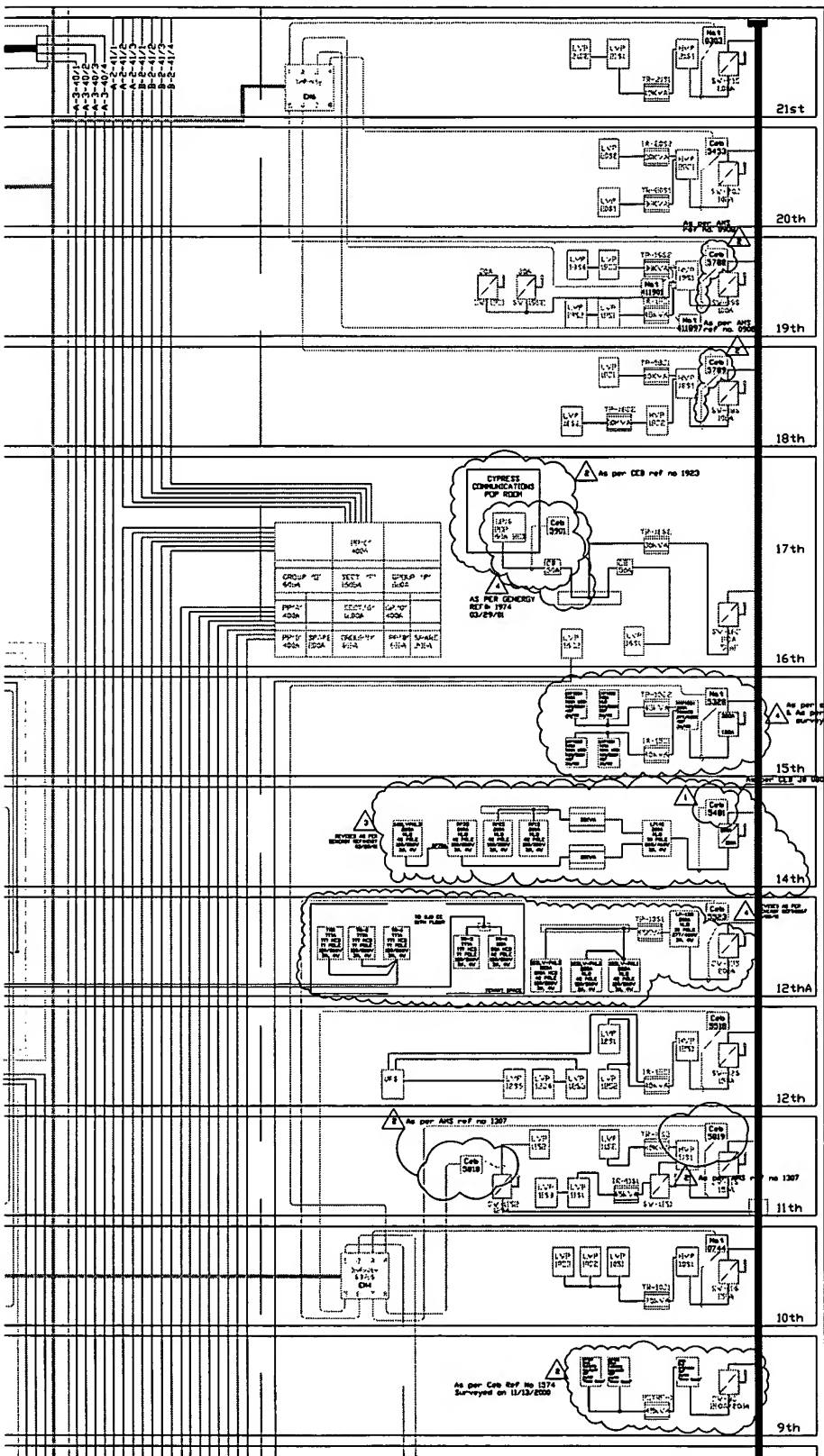


FIGURE 10-B

SOUTH EC



ACME Management LLC
a Division of
TORNADO Realty Trust

330 Madison Ave.
NEW YORK, NEW YORK

POWER
GRID
IDENTIFICATION

COLOR LEGEND

- NAT METER TRUNK LINE
- BUS BAR
- LOW VOLTAGE
- HIGH VOLTAGE
- PANELS, PULL BOXES, SWBDRS, ETC.
- EMERGENCY POWER
- DORMANT OR EMPTY
- SYMBOL LEGEND
- CIRCUIT BREAKER PANEL
- PULL BOX
- END OF RISER
- TAP
- FUSE DISCONNECT SWITCH
- METER
- POWER CONDITIONER

NOTES:

Riser name
A-1-01
Floor
Switch number
Board Number

DATE	REVISION	NO.
------	----------	-----

FIGURE 10-C

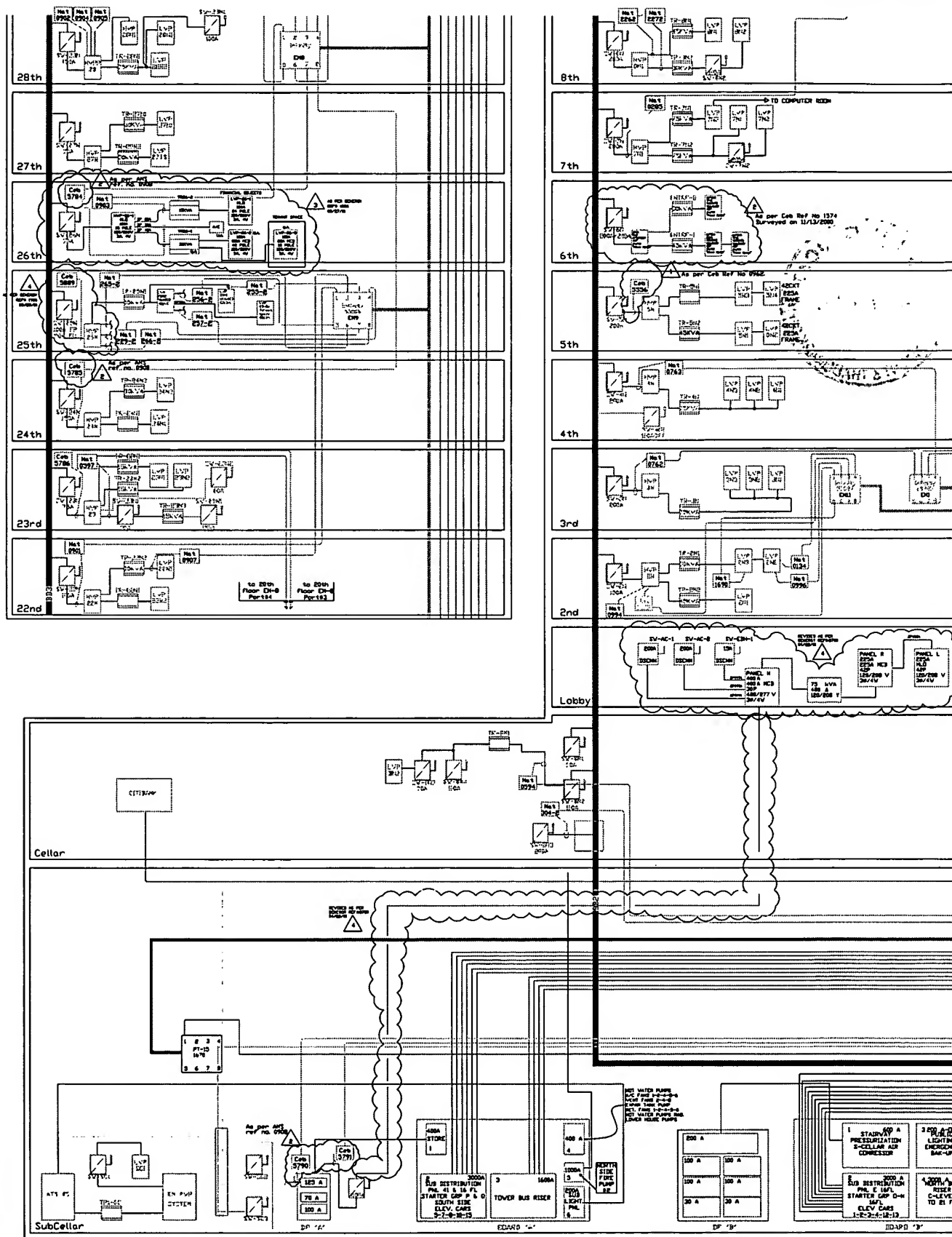
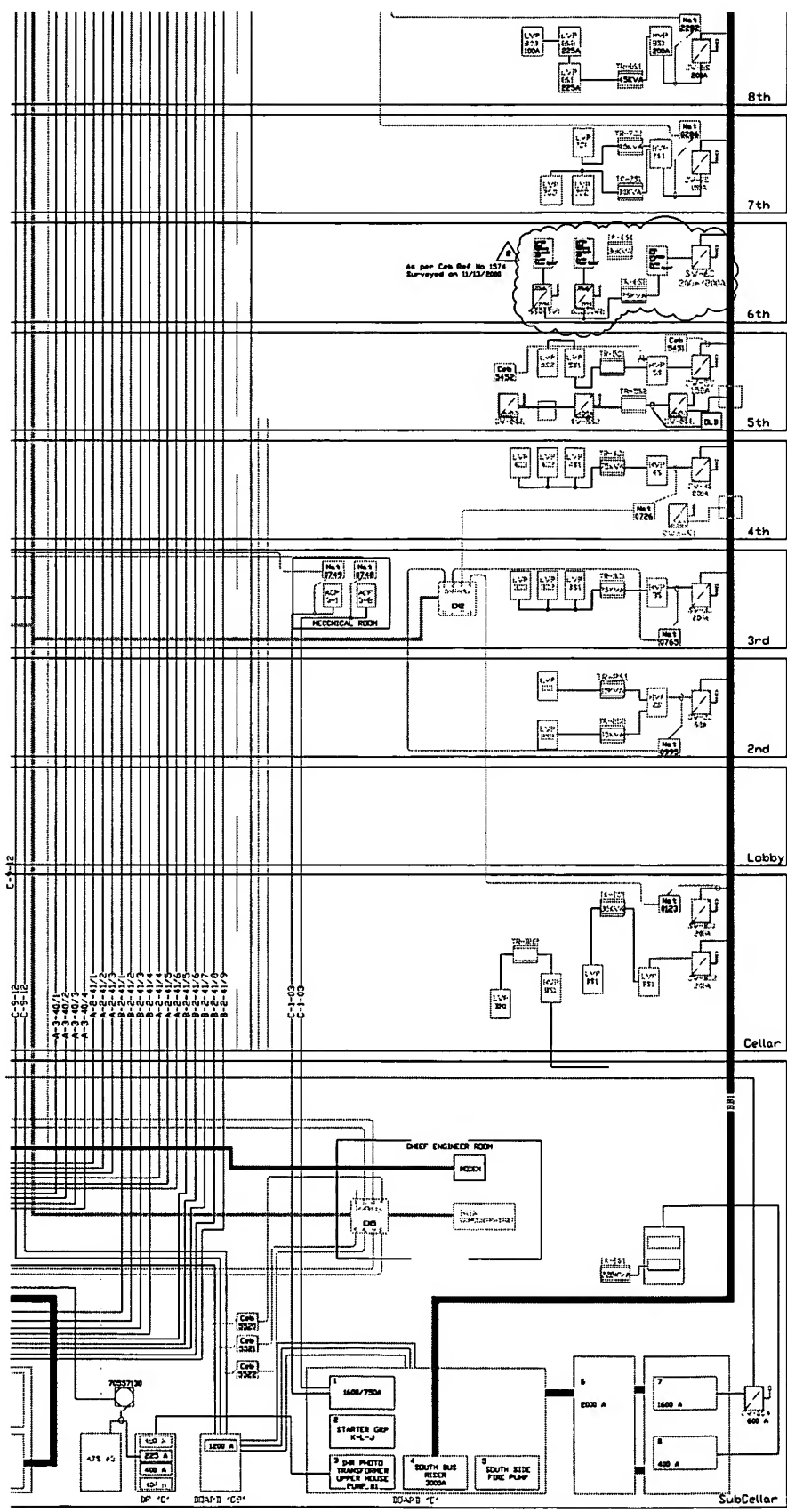


FIGURE 10-D



02/22/00	AS PER CEB JAB29. SEE NOTES.	01

Notes



LOCATION	SCALE:	DRAWN BY:
123 MADISON AVENUE	none	L. Sorrentino
		APPRO. BY:
		D. Grislino
TITLE		
PGI Riser Diagram		
DATE	JOB NO.	
February 10th, 1998	JO201PGI - 001	

gEnergy One

ACME Management

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services

- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

NJ

(c) Genergy 2001



USER: xxxxx

Reload

Log Off

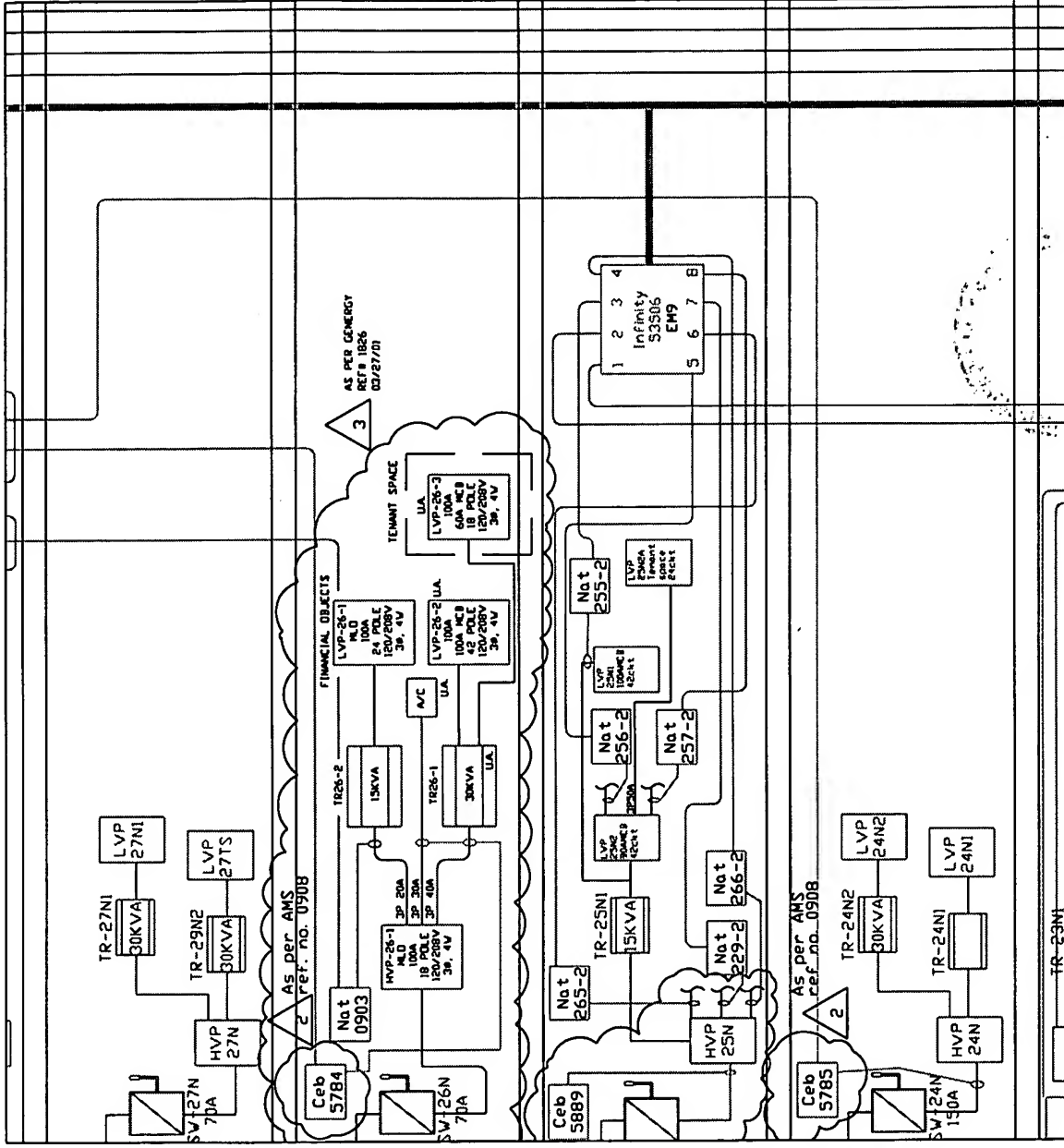


FIGURE 11

2000-04-24 14:50:34

gEnergy One

ACME Management

- NY
- xx Penn Plaza
 - Load Management
 - ERI Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Revenue Profile
 - Over Time HVAC
 - PLP Profile
 - IRI
 - Meter Services
- NJ
- xx UN Plaza
 - xx 5th Ave
 - xx Broadway
 - xx E 78th Street
 - xx Madison Ave
 - xx Park Ave
 - xx Chambers Street
 - xx Lexington Ave

(c) Genergy 2001



USER: xxxxx

Reload

Log Off

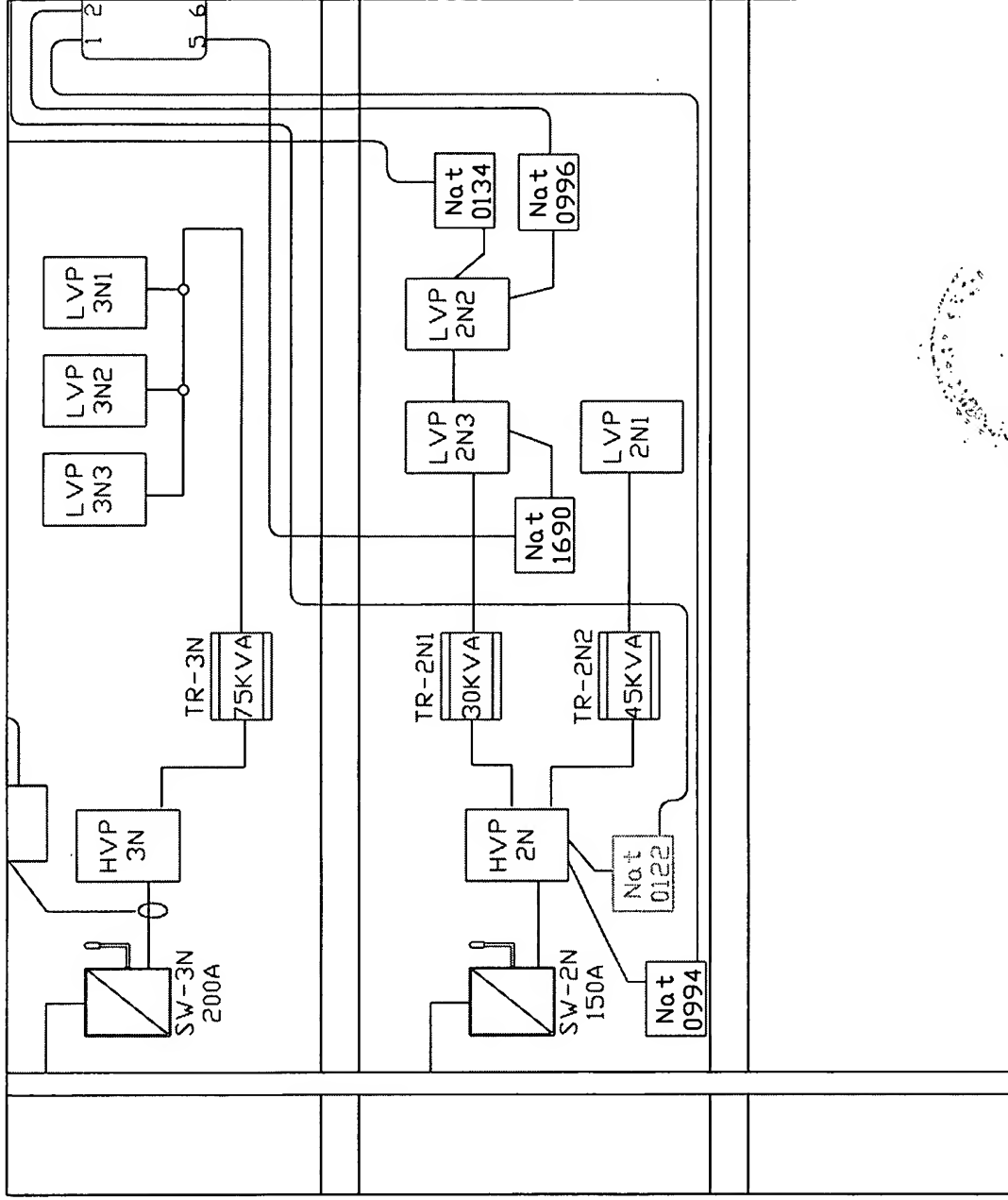


FIGURE 12

gEnergy One

ACME Management

- NY
 - xx Penn Plaza
 - Load Management
 - ERI Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Revenue Profile
 - Over Time HVAC
 - PLP Profile
 - IRI
 - Meter Services
 - xx UN Plaza
 - xx 5th Ave
 - xx Broadway
 - xx E 78th Street
 - xx Madison Ave
 - xx Park Ave
 - xx Chambers Street
 - xx Lexington Ave
- NJ

Meter Details

Bill Period	Previous	Current	On Peak	Off Peak	Kwhr	Demand
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx
xxxx/x	xx,xxx	xx,xxx	xxx	xxx	x,xxx	x.xx

(c) Genergy 2001



USER: xxxxx

Reload

Log Off

FIGURE 13

[illegible]

XXXXXX - MARK STATIONARIES

Period	Energy Charge	Demand Charge	Admin Fee	Service Fee	Sales Tax	Total Amt
xxxx/x	\$xxxx.xx	\$xx.xx	x.xx%	\$xx.xx	\$xx.xx	\$xxxx.xx

Meter	On Peak KWH	Off Peak KWH	KWH	Demand
NAT XXXX	xxx	xxx	x,xxx	x
NAT XXXX	xxx	xxx	xxx	x
Totals	x,xxx	x,xxx	x,xxx	x

ACME Management

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services

xx UN Plaza

xx 5th Ave

xx Broadway

xx E 78th Street

xx Madison Ave

xx Park Ave

xx Chambers Street

xx Lexington Ave

NI

(c) Genergy 2001

10

USER: xxxxxx

Reload

Log Off

FIGURE 14

gEnergy One

ACME Management

- NY
- xx Penn Plaza
 - Load Management
 - ERI Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Revenue Profile
 - Over Time HVAC
 - PLP Profile
 - IRJ
 - Meter Services
 - xx UN Plaza
 - xx 5th Ave
 - xx Broadway
 - xx E 78th Street
 - xx Madison Ave
 - xx Park Ave
 - xx Chambers Street
 - xx Lexington Ave
- NJ

Date
xx/xx/xxxx

Time
xx:xx:xx

Volt A	xxx.xx	VOLT A-B	xxx.xx
Amp A	xx.xx	KW A	x.xx
KVAR A	.xx	PF A	.xxxx
VThd A %	x.xx	AThd A %	xx.xx
Volt B	xxx.xx	VOLT B-C	xxx.xx
Amp B	x.xx	KW B	.xx
KVAR B	.xx	PF B	.xxxx
VThd B %	x.xx	AThd B %	xx.xx
Volt C	xxx.xx	VOLT C-A	xxx.xx
Amp C	x.xx	KW C	.xx
KVAR C	.xx	PF C	.xxxx
VThd C %	x.xx	AThd C %	xx.xx
KW ABC	x.xx	KVARL	
KVARC		ABC	.xx
COS ABC		PF ABC	.xxxx
KWH ABC	xxxx.xx	Freq. Hz.	xx.xx
KVARCH		KVARLH	
ABC		ABC	xxxx.xx
		KVA ABC	x.xx
		DEMAND	x.xx

(c) Genergy 2001



USER: xxxxx

Reload

Log Off

FIGURE 15

Your Building - MEP Upgrade

Construction Drawings as of February 14, 2001

550

ELECTRICAL

- E1 - Electrical Service to Floors 8-9-10-12
- E2 - Sub-Basement Electrical Plan
- E3 - Electrical Plan Basement
- E4 - 7th Floor Electrical Plan and Details
- E5 - Electric Closet Plans
- E6 - Mechanical Room Feeders
- E7 - Electrical Roof Plan

PLUMBING

- P1 - Domestic Water Riser
- P2 - Drain Vent Riser
- P3 - Sub Basement Plan
- P4 - Basement Plan
- P5 - 4th Floor Plan
- P6 - 16th Floor Plan
- P7 - Mechanical Schedule

MECHANICAL

- M1 - Condenser Water Piping Riser Diagram
- M2 - CWP - Basement Plan
- M3 - CWP - 4th Floor Plan
- M4 - CWP - 12th Floor Plan (typ of 8,9,10,12)
- M5 - CWP - 16th Floor Plan
- M6 - CWP Roof
- M7 - Mechanical Details #1
- M8 - Mechanical Details #2
- M9 - Mechanical Details #3
- M10 - Mechanical Schedules

SPECIFICATIONS

FIGURE 16



Architectural drawing of the 21st Floor Pipe Shaft Layout. The main drawing shows a plan view of the floor with a grid of columns. A central area is labeled "21ST FLOOR PIPE SHAFT LAYOUT". To the right, a detailed inset shows the "DETAIL 'A'" of the pipe shaft layout, including labels for "PIPE SHAFT", "PIPE", "PIPE HANGERS", and "PIPE SUPPORTS". The drawing is oriented with "KING STREET" at the top and "HUDSON STREET" at the bottom. A north arrow is located in the upper left corner. A legend in the upper right corner defines symbols for various components. A title block in the lower right corner contains project information, including the project name "21ST FLOOR PIPE SHAFT LAYOUT", the date "JAN 20 2001", and the drafter "J. L. LUCAS".

FIGURE 17

200250-01-5001

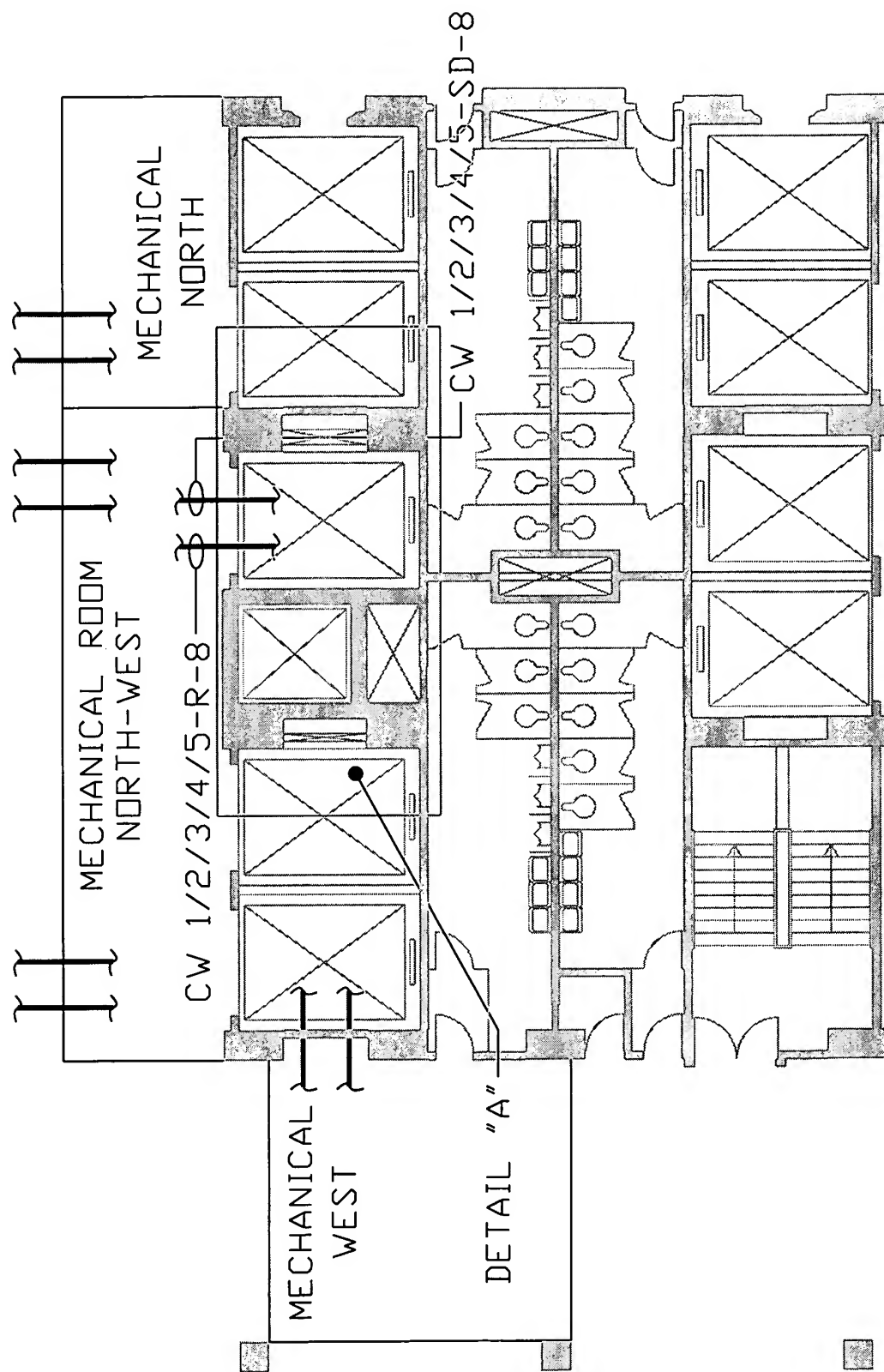


FIGURE 19

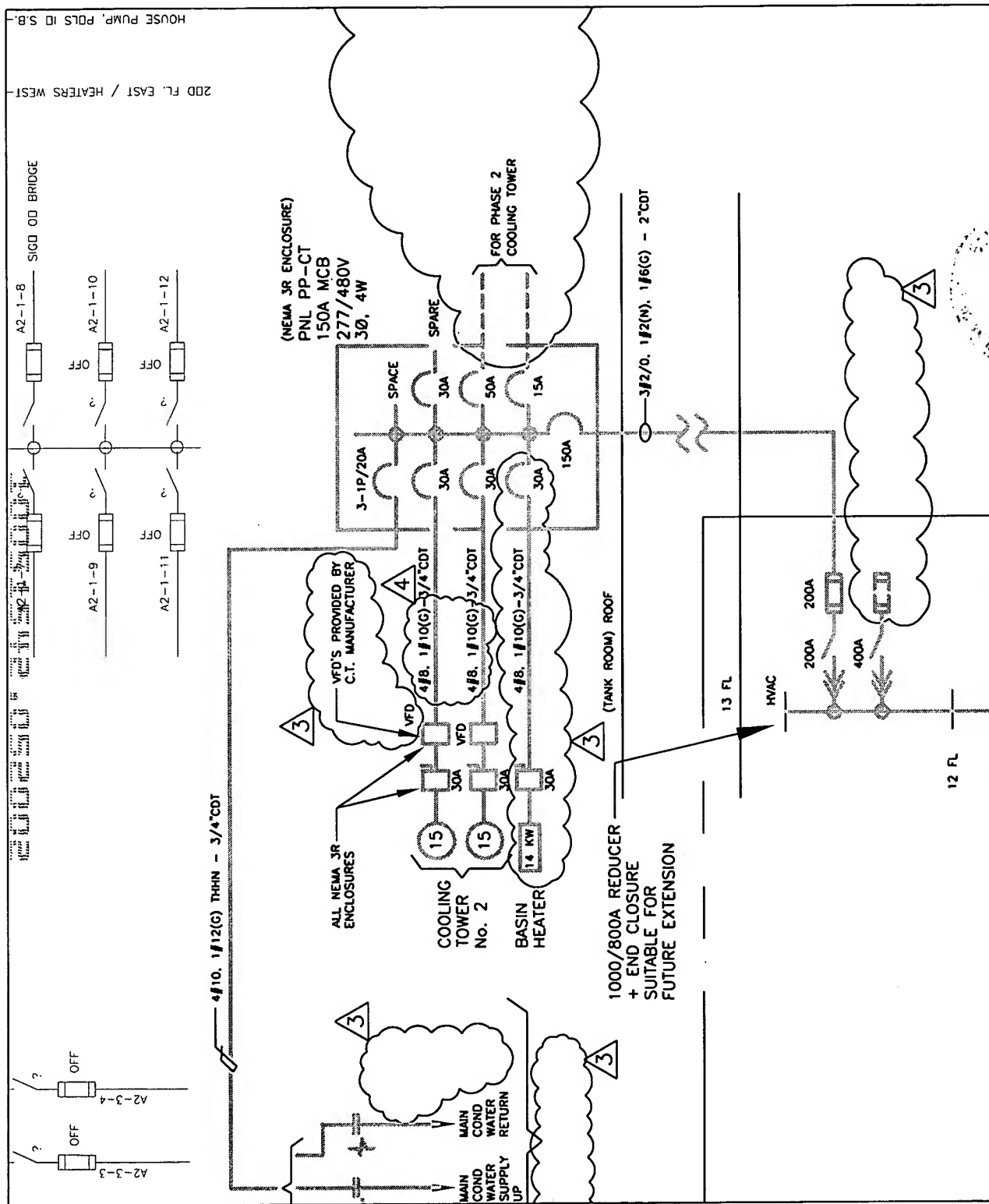


FIGURE 21

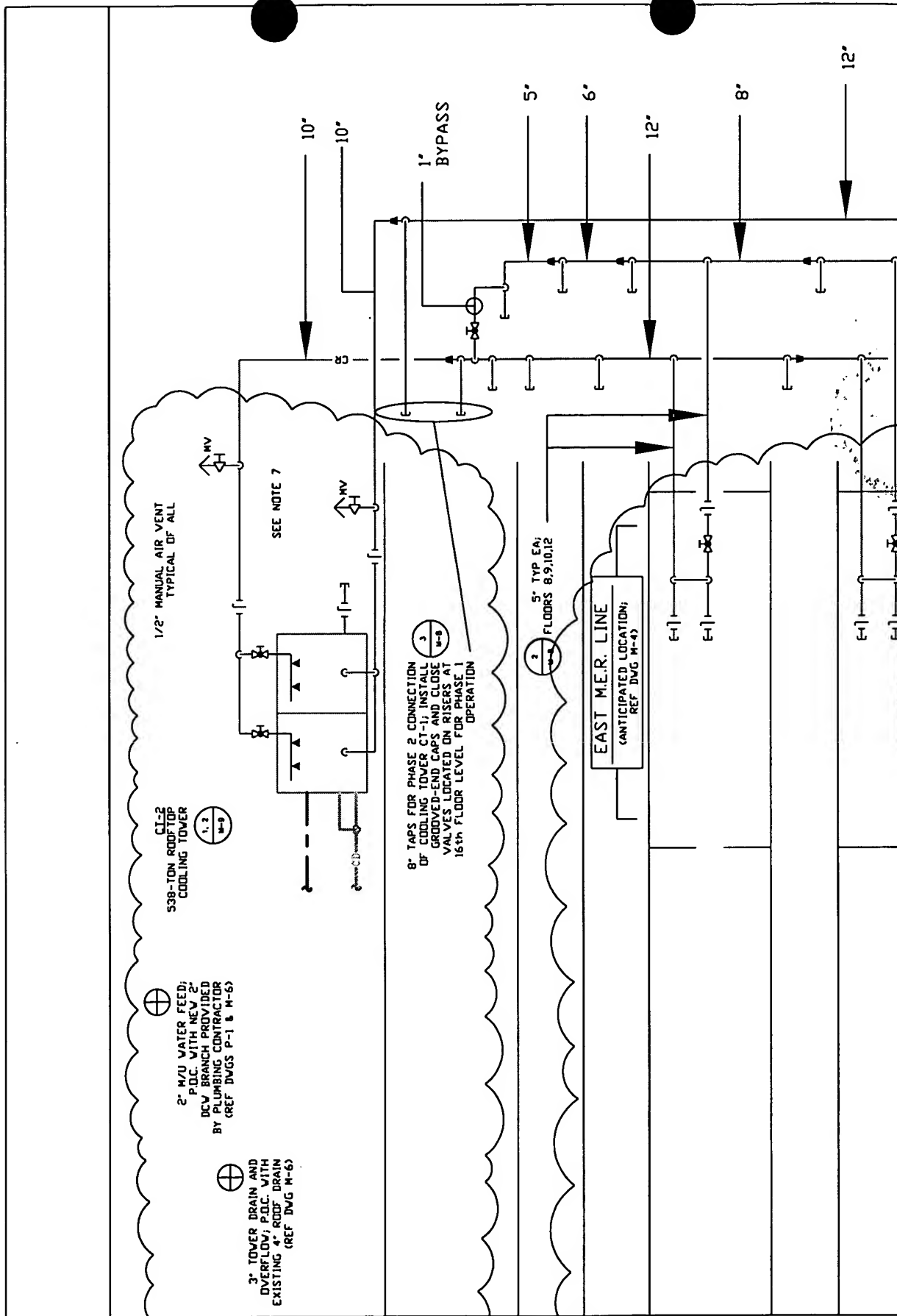


FIGURE 23

XX Penn Plaza Power Availability Chart

625

630

615

■ Tenant □ Landlord

610

W/Sq-Ft

Floor Name

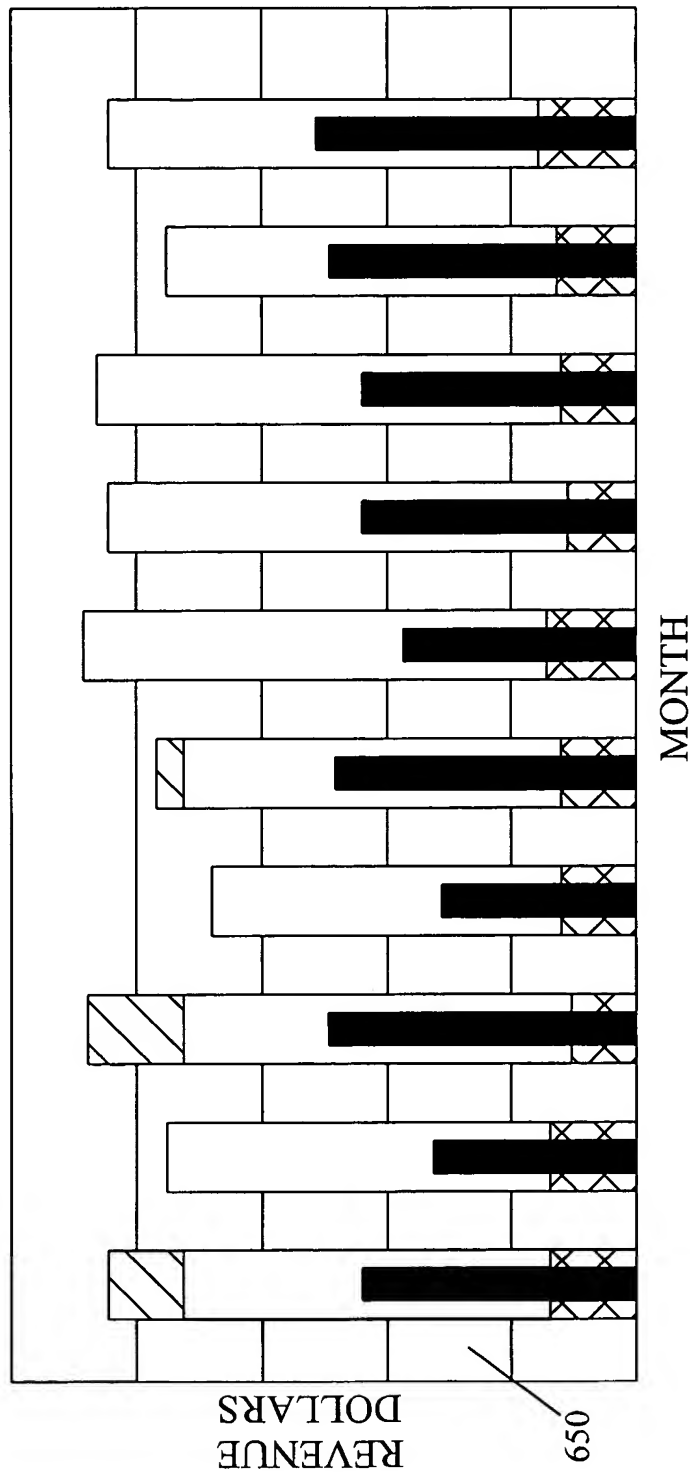
620



FIGURE 25

2000-2001 MONTHLY ELECTRICAL REVENUE & EXPENSE PROFILE XX PENN PLAZA

655



650

Sub-Metered Rent Inclusion Revenue MAC Adjustment Revenue Electric Expense

660

665

670

675

FIGURE 26

XX PENN PLAZA

HOURLY OVERTIEM COOLING

All Floors

ELECTRIC:		
KWHR:	2888 @ \$ 0.06139	\$177.29

STEAM:		
MLBS:	32.3 @ \$ 10.46	\$337.86

WATER:		
6240GPM x60Min.x2%Evap=7488		
Gallons/748= 10.01 CCF	@3.37	\$ 33.73

REPAIRS & MAINTENANCE:		
\$527,000 Per Annum =		
3440 Hours Per Annum		\$153.20

LABOR:		
One Engineer Per Hour:		\$ 97.50

TOTAL COOLING PER HOUR: \$ 799.58

FIGURE 27

20050424 05:50:07

gEnergy One

CLIENT 755 XYZ Realty Company

ACME Management

ADDRESS 760 XX Penn Plaza
New York, NY 10019

NY

- xx Penn Plaza
- Load Management
- ERI Management Profile
- Power Grid Identification
- Power Availability
- Power Chart
- Revenue Profile
- Over Time HVAC
- PLP Profile
- IRI
- Meter Services

- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave

NJ

PREMISES 765 Common Area

KW xxx.x

KWHR xxxxxx 770

UTILITY RATE Consolidated Edison SC-411 || Rane in effect Jan 2000

ENERGY

On-Peak Kwhr xxxxx @ \$x.xxxx \$xx.xxx.xx 775
Off-Peak Kwhr xxxxx @ \$x.xxxx \$xx.xxx.xx

DEMAND

KW xxx.x @ \$xx.xx \$xx.xxx.xx 780

FUEL ADJUSTMENT Kwhr xxxxx @ \$x.xxxxx \$xx.xxx.xx 785

Sub-Total

\$xx.xxx.xx

GROSS RECEIPT TAX

x.xxx%

\$x.xxx.xx 790

Sub-Total

\$xx.xxx.xx

SALES TAX

x.xx%

\$x.xxx.xx 795

TOTAL COST FOR

CHARGE PER MONTH

\$xxx.xxx.xx 798

800 / 750

rates fuel tax jan feb mar apr may jun jul aug sep oct nov dec

FIGURE 28

(c) Genergy 2001



USER: xxxxxx

Reload

Log Off

gEnergy One

ACME Management

- NY
- xx Penn Plaza

- Load Management

- ERI Management Profile

- Power Grid Identification

- Power Availability

- Power Chart

- Revenue Profile

- Over Time HVAC

- PLP Profile

- IRI

- Meter Services
- xx UN Plaza

- xx 5th Ave

- xx Broadway

- xx E 78th Street

- xx Madison Ave

- xx Park Ave

- xx Chambers Street

- xx Lexington Ave
- NJ

INFRARED RADIOMETER INSPECTION

LP-9-B	9th FL, "B" EC
LP-10-B	10th FL, "B" EC
MCC-D	12th FL, Motor Control Center
PP-25B-3	25th FL, Elevator #25

(c) Genergy 2001



USER: xxxxx

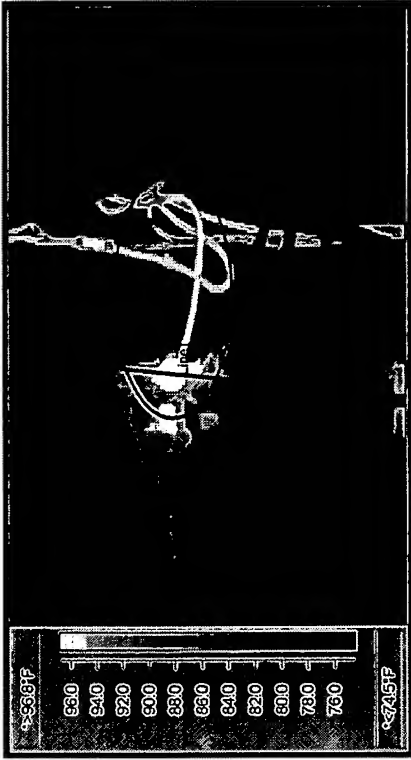
Reload

Log Off

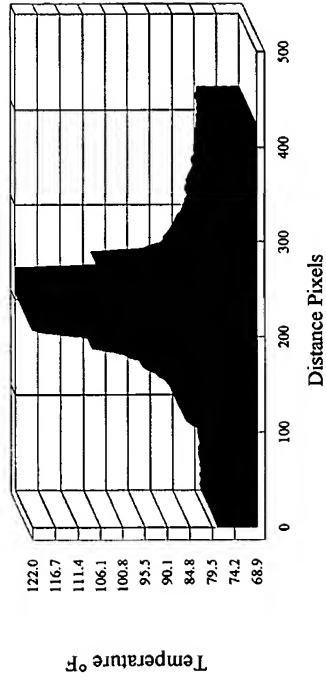
FIGURE 29



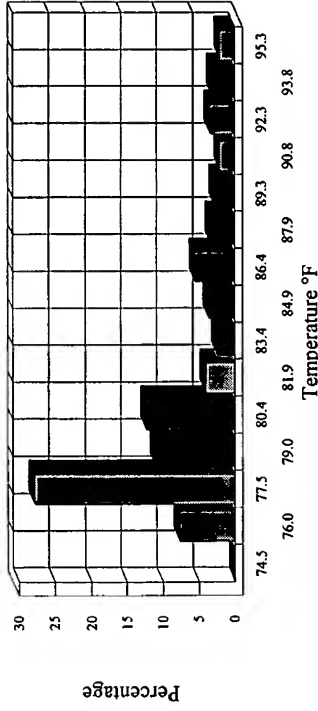
200250" 21451500T



Line1



Areal



CUSTO MER: One Penn Plaza	
LOCATION:	9th Floor - "B" Electrical Closet
EQUIPMENT:	LP-9-B
ITEM:	Circuit breaker #4, 20 Amp load side.
AMP READING:	#4 9.8
DATE:	July 19th, 1999
TEMP. RISE °F:	122
PROBABLE CAUSE:	Loose connection, oxidation.
PRIORITY:	1
FACTOR:	1

FIGURE 30

gEnergy One

- ACME Management
- NY
 - xx Penn Plaza
 - Load Management
 - ERI Management Profile
 - Power Grid Identification
 - Power Availability
 - Power Chart
 - Revenue Profile
 - Over Time HVAC
 - PLP Profile
 - IRI
 - Meter Services
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- NJ

(c) Genergy 2001

USER: xxxxx

Reload

Log Off

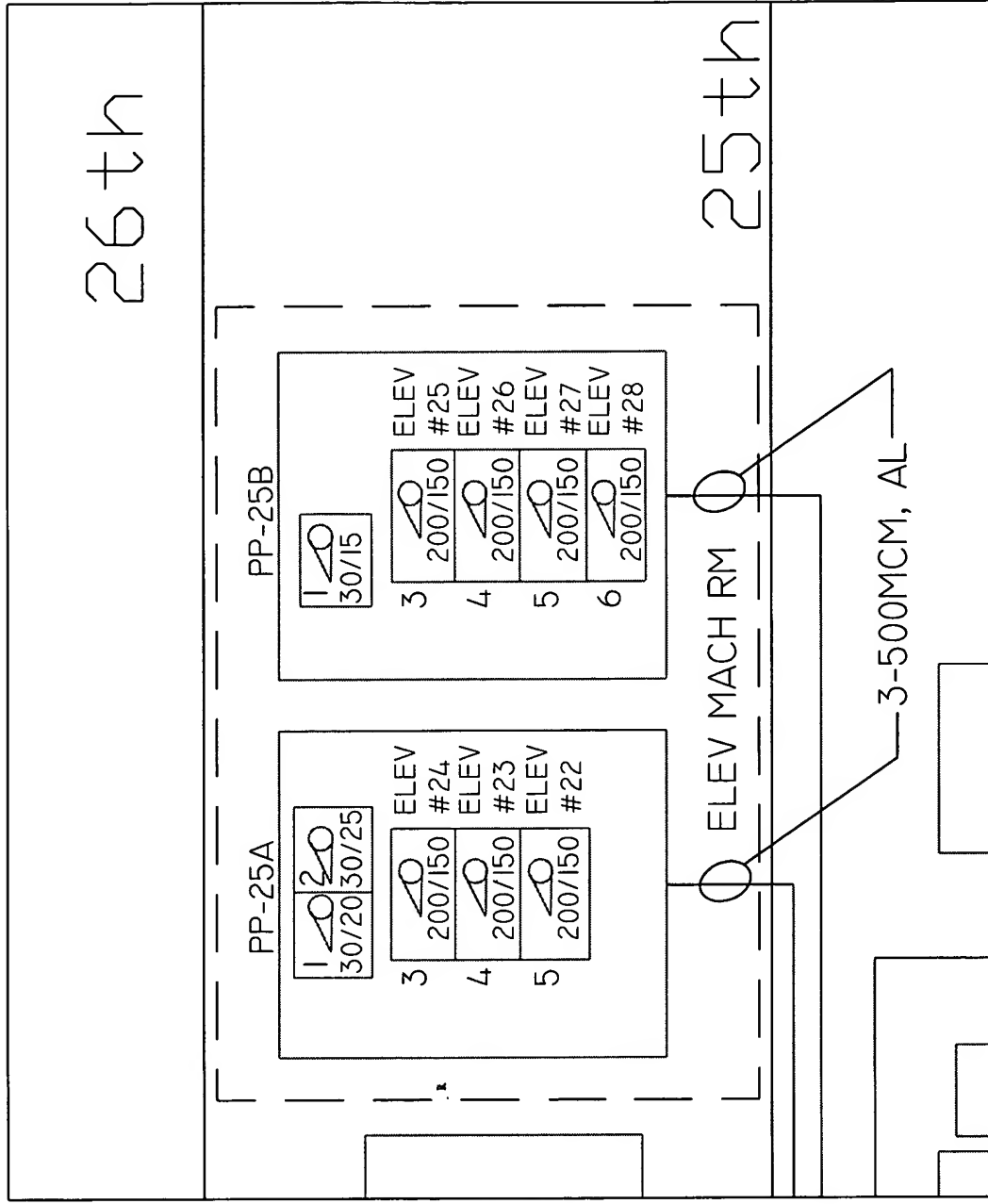


FIGURE 31

(xxxxxxA) Tecnologic Systems 12/13/2000 to 1/16/2001

Print Invoice


													
GENERGY		900		910		930							
		935		940									
Period	From	To	Meter		On Peak		Consumption		Kwhr		Demand		
2001/1	12/13/2000	1/16/2001	0050		2,090		1,393		3,483		8		
			0051		23,098		15,398		38,496		67		
			0052		9,740		6,494		16,234		32		
			0053		11,498		7,665		19,163		31		
			Totals		46,426		30,950		77,376		137		
												915	
												920	
												925	
												12.00%	
												\$0.00	
												\$10,673.58	
												\$880.57	
												\$11,554.15	

FIGURE 32

Cost Analysis

Building
xx Penn Plaza
Unit Cost Kwh
View
Year 1 2000
Year 2 2001

gEnergy One
ACME Management

- NY
 - xx Penn Plaza
 - xx UN Plaza
 - xx 5th Ave
 - Broadway
 - xx E 78th Street
 - xx Madison Ave
 - xx Park Ave
 - xx Chambers Street
 - xx Lexington Ave
 - ACME Portfolio
 - Load Management
 - Electric Rent Inclusion
 - Cost Analysis
- NJ

261

Cost

(c) Genegy 2001

USER: xxxxx

Reload

Log Off

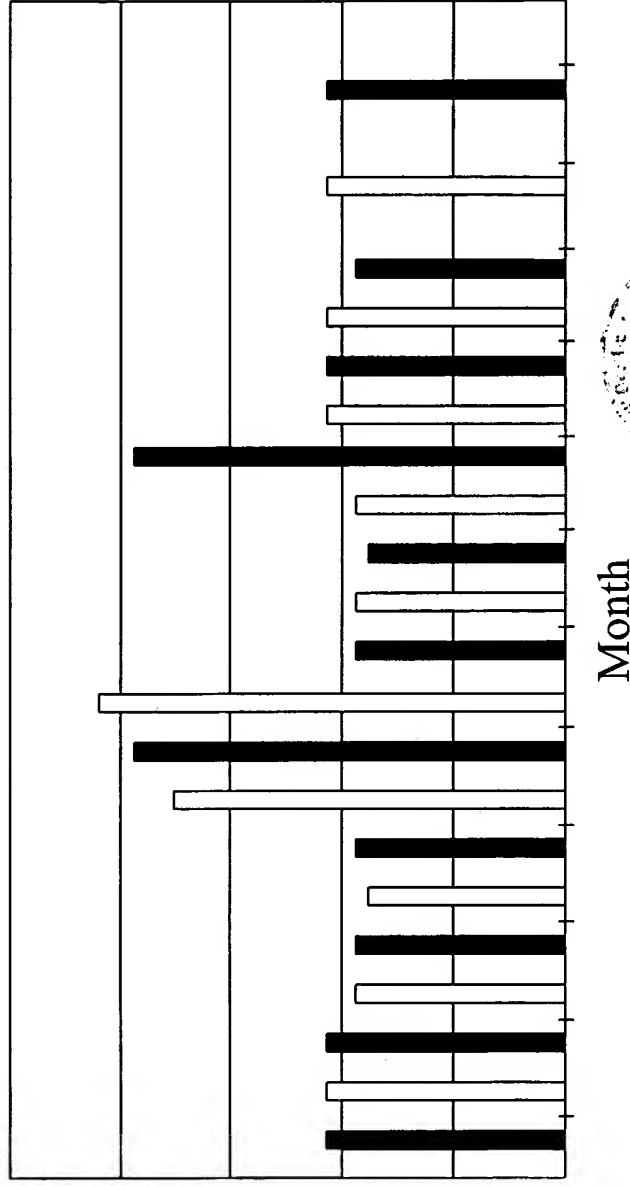


FIGURE 33

Cost Analysis

Building Year 1 Year 2 View

Unit Cost KW 1010 1015

xx Penn Plaza
New York, NY xxxxx
Bill

gEnergy One

ACME Management

NY

- xx Penn Plaza
- xx UN Plaza
- xx 5th Ave
- xx Broadway
- xx E 78th Street
- xx Madison Ave
- xx Park Ave
- xx Chambers Street
- xx Lexington Ave
- ACME Portfolio
- Load Management
- Electric Rent Inclusion
- Cost Analysis

NJ

261

Cost

(c) Genergy 2001

Reload

Log Off

Month

2000 2001

FIGURE 34

Cost Analysis

Building Year 1 Year 2

Total Bill Amounts View

1030
xx Penn Plaza
New York, NY xxxxx
Bill

gEnergy One

ACME Management

- NY
 - xx Penn Plaza
 - xx UN Plaza
 - xx 5th Ave
 - xx Broadway
 - xx E 78th Street
 - xx Madison Ave
 - xx Park Ave
 - xx Chambers Street
 - xx Lexington Ave
- ACME Portfolio
 - Load Management
 - Electric Rent Inclusion
 - Cost Analysis
- NJ

(c) Genergy 2001

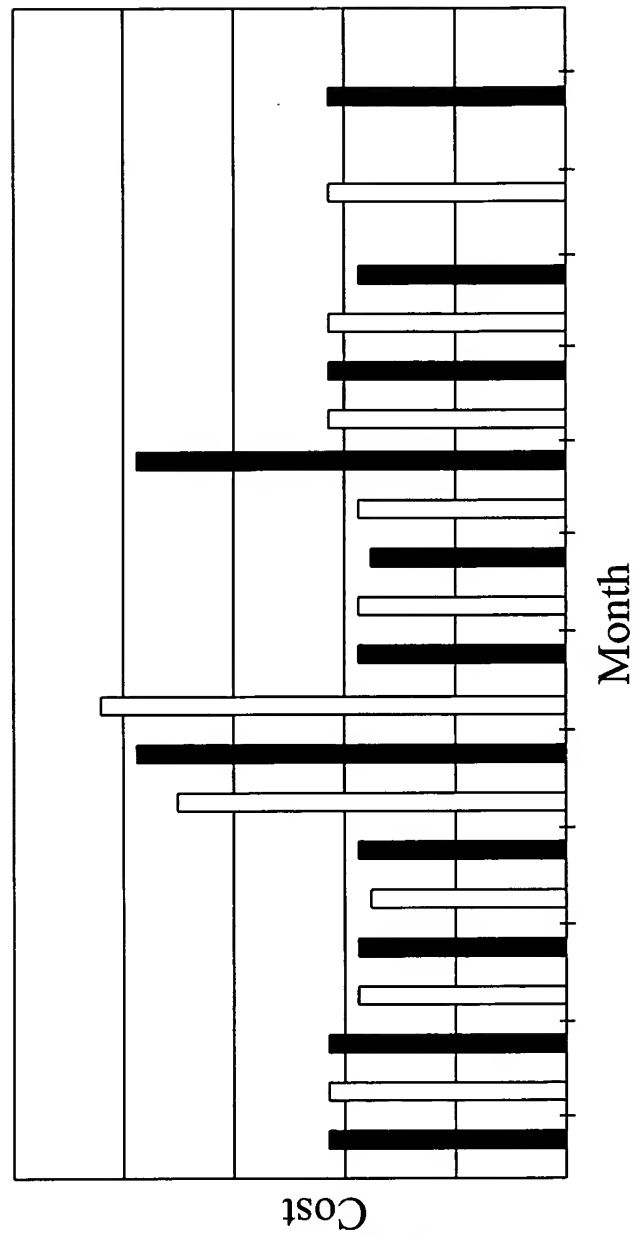


FIGURE 35

gEnergy One

Load Management Profile

ACME Management

NY

-xx Penn Plaza

-xx UN Plaza

-xx 5th Ave

-xx Broadway

-xx E 78th Street

-xx Madison Ave

-xx Park Ave

-xx Chambers Street

-xx Lexington Ave

ACME Portfolio

- Load Management

- Electric Rent Inclusion

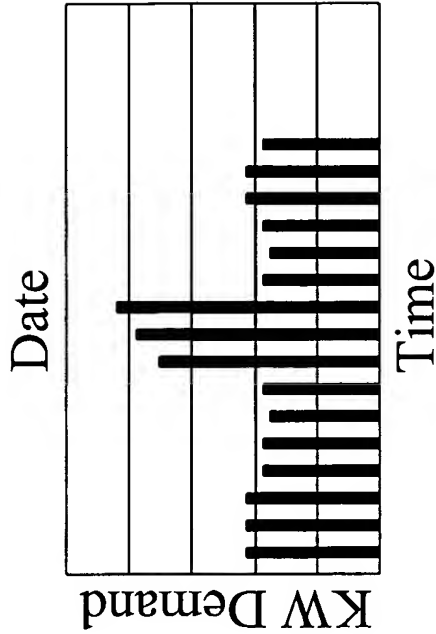
- Cost Analysis

NJ

ACME Management

Select Building ▼

Portfolio LMP ▼



xx Penn Plaza xx 5th Ave xx Madison Ave

xx UN Plaza xx Broadway xx Park Ave

(c) Genergy 2001

◀ ◻ ▶

USER: xxxxx

Reload

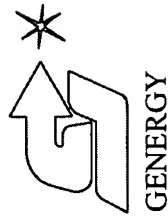
Log Off

Date	Start Time	End Time	Graph Style
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="radio"/> Line <input checked="" type="radio"/> Bar
<input type="button" value="Submit"/>		<input type="button" value="Reset"/>	

Peak Demand(s), Consumption Table In January

Lease ID	Date	Time	KW	KWH
xxx	xx/xx/xxxx	xx:xx	xxxx	xxxxx.xx

FIGURE 36



Genergy Customer Login

● Back to Login

You are currently not logged in

- Home
- About Us
- Services
- News & Events
- Partners

User ID:

Password: 1100

FIGURE 37



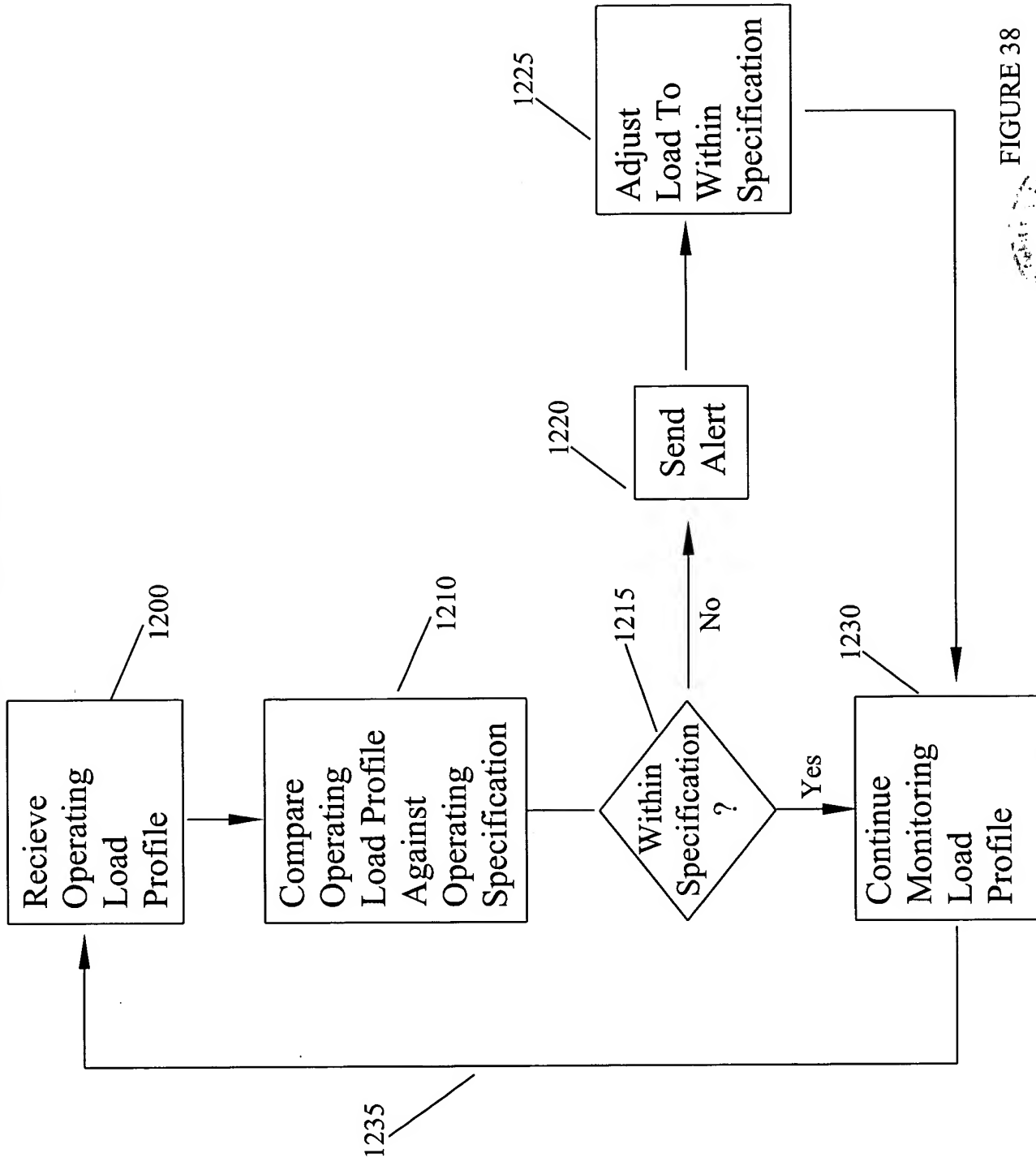


FIGURE 38

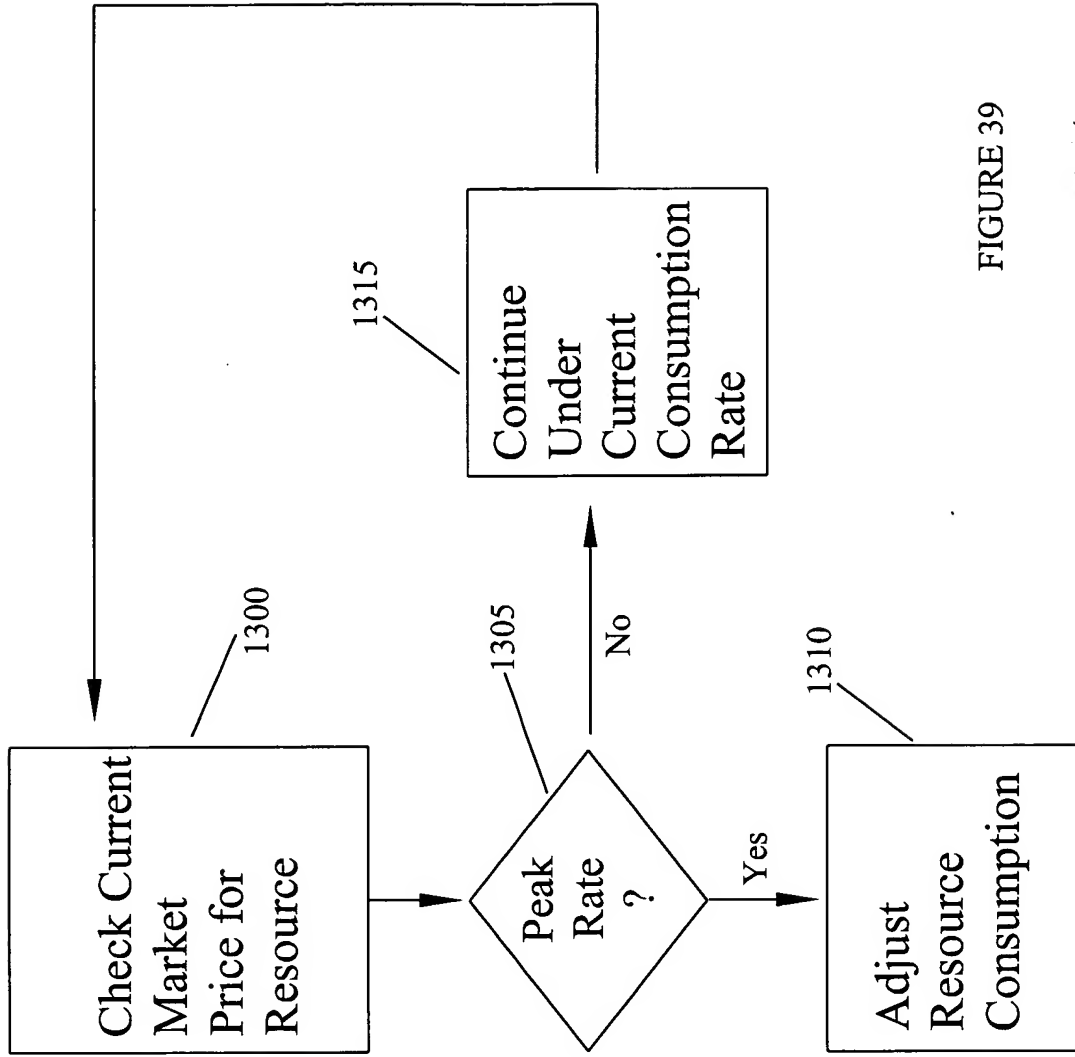


FIGURE 39

